

1 BILL NO. R-89-05- 07

2 DECLARATORY RESOLUTION NO. R-27-89

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
7 commonly known as 901
8 Glasgow, Fort Wayne, Indiana
9 46803 (Deister Concentrator
10 Company, Inc.).

11 WHEREAS, Petitioner has duly filed its petition dated
12 April 25, 1989, to have the following described property
13 designated and declared an "Economic Revitalization Area"
14 under Division 6, Article II, Chapter 2 of the Municipal Code
15 of the City of Fort Wayne, Indiana, of 1974, as amended, and
16 I.C. 6-1.1-12.1, to wit:

17 That part of the northeast quarter of the
18 southwest fractional quarter of Section six (6),
19 Township Thirty (30) North, Range thirteen (13)
20 East, more particularly described as follows:
21 Beginning at the intersection of the east line
22 of Glasgow Avenue and the north line of
23 Washington Boulevard extended in said City (Fort
24 Wayne) thence running east along said north line
25 of Washington Boulevard extended, six hundred
26 and ninety and one half (690.5) feet, to the
27 South line of the right-of-way of the New York
28 Chicago & Saint Louis Railway Company; thence
29 in a northwesterly direction along said south
30 line of the said right-of-way to the east line
31 of said Glasgow Avenue; thence south along the
32 east line of said Glasgow Avenue, three hundred
and sixty three (363) feet to the place of
beginning, containing two and 76/100ths (2.76)
acres, more or less.

said property more commonly known as 901 Glasgow, Fort Wayne,
Indiana 46803.

WHEREAS, said project will create 17 additional
permanent jobs for a total additional annual payroll of
\$350,000.00, with the average new annual job salary being
\$16,640.00; and

WHEREAS, the total estimated project cost is
\$1,000,000.00; and

WHEREAS, it appears that said petition should be
processed to final determination in accordance with the
provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for the new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be

retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$11.4948/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$11.4948/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).

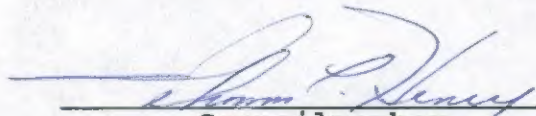
SECTION 6. That this Resolution shall be subject to

being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

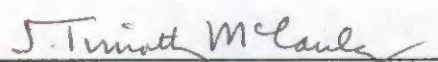
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of three (3) years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the ~~third~~ time in full and on motion by Henry, seconded by Don Quanta, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

| | AYES | NAYS | ABSTAINED | ABSENT |
|-------------|----------|------|-----------|----------|
| TOTAL VOTES | <u>8</u> | | | <u>1</u> |
| BRADBURY | <u>✓</u> | | | |
| BURNS | <u>✓</u> | | | |
| GiaQUINTA | <u>✓</u> | | | |
| HENRY | <u>✓</u> | | | |
| LONG | <u>✓</u> | | | |
| REDD | <u>✓</u> | | | |
| SCHMIDT | <u>✓</u> | | | |
| STIER | | | | <u>✓</u> |
| TALARICO | <u>✓</u> | | | |

DATED: 5-9-89.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. R-27-89

on the 9th day of May, 1989.

ATTEST
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of May, 1989, at the hour of 11:00 o'clock 7 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of May, 1989, at the hour of 11:20 o'clock A .M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

| | |
|---|--------------------------|
| Name of Designating Body Fort Wayne Common Council | County Allen |
| Name of Taxpayer Deister Concentrator Company, Inc. | |
| Address of Taxpayer (Street, city, county) 901 Glasgow, Fort Wayne, Allen | ZIP Code 46803 |

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

| | |
|---|---|
| Location of property if different from above same | Taxing District |
| Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Manufacturing Building & Hoist System - \$320,753, Office Expansion - \$101,061, Dock Remodel - \$38,255, Inventory - \$539,931 | |
| (Attach additional sheets if needed) | Estimated Starting Date 6/1/89 |
| | Estimated Completion Date 10/1/89 |

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

| Current Number | Salaries | Number Retained | Salaries | Number Additional | Salaries |
|----------------|-------------|-----------------|-------------|-------------------|-----------|
| 45 | \$1,012,481 | 45 | \$1,012,481 | 17 | \$350,000 |

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

| | REAL ESTATE IMPROVEMENTS | | MACHINERY | |
|---|--------------------------|----------------|-----------|----------------|
| | COST | ASSESSED VALUE | COST | ASSESSED VALUE |
| Current Values | 266,325 | 98,300 | 1,003,722 | 169,447 |
| Plus estimated values of proposed project | 350,818 | 129,800 | 649,182 | 129,710 |
| Less: Values of any property being replaced | 0 | 0 | 0 | 0 |
| Net estimated values upon completion of project | 617,143 | 228,100 | 1,652,904 | 299,157 |

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

| | | | |
|---|-------------------------------------|-------------------------------------|--|
| I hereby certify that the representations on this statement are true. | | | Signature of Authorized Representative <i>John A. Christensen</i> |
| Title President | Date of Signature 4/27/89 | Telephone Number 424-5128 | |

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

| | |
|--|------------|
| 1. Current total tax rate. | \$ 11.4948 |
| 2. Approximate tax rate if project occurs and no deduction is granted. | \$ 11.4948 |
| 3. Approximate tax rate if project occurs and a deduction is assumed. | \$ 11.4948 |

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

Sandra E. Kennedy

City Clerk

- * If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

| Year of Deduction | Percentage | Year of Deduction | Three (3) Year Percentage | Six (6) Year Percentage | Ten (10) Year Percentage |
|--------------------|------------|-------------------|---------------------------|-------------------------|--------------------------|
| 1st | 100% | 1st | 100% | 100% | 100% |
| 2nd | 95% | 2nd | 88% | 85% | 95% |
| 3rd | 80% | 3rd | 33% | 68% | 80% |
| 4th | 65% | 4th | | 50% | 65% |
| 5th | 50% | 5th | | 34% | 50% |
| 6th and thereafter | 0% | 6th | | 17% | 40% |
| | | 7th | | | 30% |
| | | 8th | | | 20% |
| | | 9th | | | 10% |
| | | 10th | | | 5% |

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Deister Concentrator Company, Inc.

Site Location: 901 Glasgow
Fort Wayne IN 46803

Councilmanic District: _____ Existing Zoning: M-2

Nature of Business: Manufacturing of ore processing equipment.

Project is located in the following:

| | <u>Yes</u> | <u>No</u> |
|--------------------------|------------|-----------|
| Designated Downtown Area | _____ | <u>X</u> |
| Urban Enterprise Zone | _____ | <u>X</u> |
| Redevelopment Area | _____ | <u>X</u> |
| Platted Industrial Park | _____ | <u>X</u> |
| Flood Plain | _____ | <u>X</u> |

Description of Project:

Adding factory building and office expansion. Purchase of hoist system to
fabricate new product and additional inventory.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 1 Million Permanent Jobs Created: 17

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes _____ No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 3 year(s).*

Comments:

* 5 years on new manufacturing equipment

Staff Rod McPherson
Date 5-3-89

Director Candice Brunson Monteth
Date 5/2/89

RECEIVED

APR 27 1989

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Deister Concentrator Company, Inc.

Address of Applicant's Principal Place of Business:

901 Glasgow

Fort Wayne, IN

46803

Phone Number of Applicant: (219) 424-5128

Street Address of Property Seeking Designation:

same

S.I.C. Code of Substantial User of Property: 3532

B. PROJECT SUMMARY INFORMATION:

| | <u>YES</u> | <u>NO</u> |
|---|---------------|---------------|
| Is the project site solely within the city limits of the City of Fort Wayne | <u>X</u> | <u> </u> |
| Is the project site within the flood plain? | <u> </u> | <u>X</u> |
| Is the project site within the rivergreenway area? | <u> </u> | <u>X</u> |
| Is the project site within a Redevelopment Area? | <u> </u> | <u>X</u> |
| Is the project site within a platted industrial park? | <u> </u> | <u>X</u> |
| Is the project site within the designated downtown area? | <u> </u> | <u>X</u> |
| Is the project site within the Urban Enterprise Zone? | <u> </u> | <u>X</u> |

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? Industrial M2
What zoning classification does the project require? same
What is the nature of the business to be conducted at the project site?

Manufacturing of ore processing equipment

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

Factory

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

Land \$12,600

Improvements 85,700

Total 98,300

What was amount of Total Property Taxes owed during the immediate past
year? \$8,437.30 for year 19 87.

Give a brief description of the proposed improvements to be made to
the real estate.

Additional factory building and office expansion.

Cost of Improvements: \$ 400,000

Development Time Frame:

When will physical aspects of improvements begin? May 1989

When is completion expected? Sept. 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 134,910

What was amount of Personal Property Taxes owed during the immediate past year? \$11,579.62 for year 19 87.

Give a brief description of new manufacturing equipment to be installed at the project site.

Hoist system to fabricate new product and additional inventory

Cost of New Manufacturing Equipment? \$ 600,000

Development Time Frame:

When will installation begin of new manufacturing equipment? May 1989

When is installation expected to be completed? Sept. 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 45

How many permanent jobs will be created as a result of this project?
17

Anticipated time frame for reaching employment level stated above?
1 year

Current annual payroll: \$1,012,481

New additional annual payroll: \$350,000

What is the nature of the new jobs to be created?

welder and general labor

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

more production area needed

In what Township is project site located? Wayne

In what Taxing District is project site located? Allen County

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Michael Bertsch

P.O. Box 1

Fort Wayne, IN 46801

Phone number of contact person (219) 424-5128

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

John A. Chusloghena
Signature of Applicant

25 April 1989
Date

LEGAL DESCRIPTION

That part of the northeast quarter of the southwest fractional quarter of Section Six (6), Township Thirty (30) North, Range Thirteen (13) East, more particularly described as follows:

Beginning at the intersection of the east line of Glasgow Avenue and the north line of Washington Boulevard extended in said City (Fort Wayne) thence running east along said north line of Washington Boulevard extended, Six hundred and Ninety and one half (690.5) feet, to the South line of the Right-of-Way of the New York Chicago & Saint Louis Railway Company; thence in a northwesterly direction along said south line of the said Right-of-Way to the east line of said Glasgow Avenue; thence south along the east line of said Glasgow Avenue Three hundred and Sixty Three (363) feet to the place of beginning, containing Two and 76/100ths (2.76) acres, more or less.

(Description above taken from DEED RECORD BOOK # 302 page 375, in the Allen County Recordings Office) Dated August 1927

(Lot described below was sold to Franklin A. Trick, Madeline E. Trick, & Robert W. Trick, as recorded in the Allen County Recordings Office Dated August 13, 1952) This Lot does not pertain to this Project.

Part of the East half of the fractional southwest quarter of Section 6, Township 30 North, Range 13 East, Described as follows, to wit:

Commencing on the east line of Glasgow Avenue at the point of its intersection by the north line, produced eastward of Washington Boulevard as plotted and established in White's First Addition as Amended, in the City of Fort Wayne and recorded in Plat Book #55, page 52B, in the office of the Recorder of said County (Allen); thence running east along the afore-said north line of Washington Boulevard, produced eastward a distance of 150 feet; thence north and parallel to the east line of said Glasgow Avenue, 80' feet; thence west and parallel to the north line of said Washington Boulevard, 150 feet to the east line of said Glasgow Avenue; thence South on the East line of said Glasgow Avenue, 80' feet to the point of beginning, containing 0.275 acres of land.

New York Chicago & Saint Louis Railroad is now the Norfolk and Western Railroad.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

7-89-05-07

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE To add factory building and office expansion. Purchase
of hoist system to fabricate new product and additional inventory.

EFFECT OF PASSAGE Allow tax abatement.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-89-05-07

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
MARK E. GIAQUINTA, VICE CHAIRMAN
BRADBURY, SCHMIDT, STIER

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~)X (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 901 Glasgow, Fort Wayne, Indiana
46803 (Deister Concentrator Company, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND
BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID

(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

| | | | |
|--------------------------|-------|-------|-------|
| <u>Thomas C. Henry</u> | _____ | _____ | _____ |
| <u>James H. Bradbury</u> | _____ | _____ | _____ |
| <u>Mark E. Giaquinta</u> | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DATED: 5-9-89

Sandra E. Kennedy
City Clerk